

# COLCHESTER PLANNING COMMISSION

## MINUTES OF THE MEETING

DECEMBER 15, 2009

**PRESENT:** Tom Mulcahy, Peter Larrabee, Pam Loranger

**ALSO PRESENT:** Sarah Hadd, Town Planner

### 1. Call to Order

T. Mulcahy called the meeting to order at 7:02 p.m.

### 2. Hearing on Supplement 24

T. Mulcahy opened the public hearing.

S. Hadd reviewed the proposed amendments to the Colchester Zoning Map and Regulations identified as supplement #24.

A gentleman asked that the procedural process be outlined. S. Hadd reviewed the options of the Planning Commission as well as the Select Board process. She explained that once the Planning Commission closes a public hearing and makes a motion to forward the document to the Select Board they schedule it for a 1<sup>st</sup> reading. At the 1<sup>st</sup> reading the Select Board will set a date for a public hearing. Once the supplement is warned for a public hearing the document becomes the regulation in effect. Once the public hearing is closed by the Select Board and they adopt the supplement it will become effective 21 days after the close of the public hearing.

A **motion** was made by P. Larrabee and **seconded** by P. Loranger to close the public hearing. The **motion passed** with a vote of 3 – 0.

T. Mulcahy discussed a parcel of land owned by Senator Mazza and commented that the information requested by the Commission regarding property value has not been answered. S. Hadd noted that if the parcel is included in Supplement #24 it can be removed at a later time by the Select Board.

A **motion** was made by P. Larrabee and **seconded** by P. Loranger to forward Supplement #24 to the Select Board. The **motion passed** with a vote of 3 – 0.

### 3. Review Procedural Rules

The Commission reviewed the prepared document. Page 3, #2 – delete “shall remove the room and”.

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A **motion** was made by P. Larrabee and **seconded** by P. Loranger to formally adopt the procedural rules as amended. The **motion passed** with a vote of 3 – 0.

T. Mulcahy asked about the process and timing of the next Town Master Plan update. S. Hadd said if the document is going to be updated the process should start in about a year. T. Mulcahy made the point that the Commission needs to know the Select Board's vision before the Commission starts to update the Town Plan.

### **4. Agricultural Mixed Use District Text and Discussion of Cover Letter for Mailing**

S. Hadd provided the Commission with a draft of Supplement #26. Supplement #26 includes revised language to Section 6.04 Agricultural Mixed Use District (AMU) and a definition for Contractor's Yard, Landscape.

The Commission requested that staff mail the prepared package out for public comment by January 29, 2010 and warn Supplement #26 for a public hearing on February 2, 2010.

### **5. Follow-Up on Seawalls in the Flood Plain District**

S. Hadd updated the Commission on the work and information that she obtained with regard to the possible conflict in the document with the Town Regulations that would not allow seawalls to be constructed in Colchester. S. Hadd explained that the majority of new seawall construction starts above the 95' which is in the floodplain but is outside the State's jurisdiction.

T. Mulcahy suggested that possibly the Town invite representatives from the Regional Planning Commission to attend the public hearing to answer questions.

S. Hadd noted that the document is ready to be warned for a public hearing. The Commission requested that the document be warned as Supplement #25 for a public hearing on the 19<sup>th</sup> of January if possible.

A **motion** was made by P. Larrabee to warn Supplement #25 for a public hearing on January 19, 2010 and **seconded** by P. Loranger. The **motion passed** with a vote of 3 – 0.

### **6. Minutes of the December 1, 2009 Meeting**

A **motion** was made by P. Larrabee and **seconded** by P. Loranger to approve the minutes of December 1, 2009. The **motion passed** with a vote of 3 – 0.

### **7. Review Future Agendas**

S. Hadd and the Commission reviewed the upcoming agendas.

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**8. Packet Information**

The Commission reviewed the information that they received in their packets.

**ADJOURNMENT**

There being no further business to be brought before the Commission, a motion was made and seconded to adjourn the meeting. All members of the Commission present voted in favor of the motion and the meeting was adjourned at 8:00 p.m.

Minutes taken and respectfully submitted by Lisa Riddle.

Approved this 5th day of January 2010

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